

**SUMMARY OF A MEETING
COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS
MEETING OF MARCH 27, 2017
TO BE REPORTED OUT MARCH 29, 2017**

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**NO. A-8264 (23rd WARD) ORDINANCE REFERRED (11-16-16)
DOCUMENT # O2016-8493**

PASS AS REVISED

Common Address: 7101-47 W 64th Place; 6434-58 S Nottingham Avenue; 7100-46 W 65th St
Applicant: Alderman Michael Zalewski
Change Request: RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District and RM4.5 Residential Multi-Unit District to RM4.5 Residential Multi-Unit District to an Institutional Planned Development

**NO. A-8272 (20th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT # O2017-294**

Common Address: 6231-35 S Greenwood Ave
Applicant: Alderman Willie B Cochran
Change Request: Residential Planned Development No. 723 to RM-5 Multi Unit District

**NO. A-8273 (20th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT # O2017-296**

Common Address: 6241-43 S Greenwood Ave
Applicant: Alderman Willie B Cochran
Change Request: Residential Planned Development No. 723 to RM-5 Multi Unit District

**NO. A-8276 (47th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT # O2017-302**

**INDUSTRIAL CORRIDOR
INCLUDE PLAN COMMISSION REPORT**

Common Address: 1765-75 W Cullom Ave
Applicant: Alderman Ameya Pawar
Change Request: M1-2 Limited Manufacturing/ Business Park District to RS3 Residential Single-Unit (Detached House) District

**NO. A-8277 (47th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT # O2017-304**

Common Address: 4036-40 N Hemitage Ave
Applicant: Alderman Ameya Pawar
Change Request: B2-5 Neighborhood Shopping District to RS3 Residential Single-Unit (Detached House) District

**NO. A-8278 (47th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT # O2017-201**

Amendment of Municipal Code Section 17-3-503-D to classify a segment of W Lincoln Ave as Pedestrian Retail Street

NO. 18455-T1 (1st WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5339

AMENDED TO TYPE 1

Common Address: 1813 W Race

Applicant: Ilya Kunin

Owner: Ilya Kunin

Attorney: None

Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: It will be a single family home of approximately 2600 square feet of above ground living space, plus basement. It will have two garage spaces. The height will be within the limitation of the code. It will be approximately or less than 35 feet.

NO. 18950-T1 (1st WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6345

AMENDED TO TYPE 1

Common Address: 1542-1550 W Chicago Ave

Applicant: 1542-1550 W Chicago Ave LLC

Owner: 1542-1550 W Chicago Ave LLC

Attorney: Law Office of Samuel VP Banks

Change Request: B1-2 Neighborhood Shopping District to B1-3 Neighborhood Shopping District

Purpose: To permit a proposed four story mixed use building containing a retail unit at grade and twenty four residential units above

NO. 19002-T1 (1st WARD) ORDINANCE REFERRED (10-5-16)
DOCUMENT #O2016-7336

Common Address: 2731 W Prindiville Street

Applicant: 2731 W Prindiville Street LLC

Owner: 2731 W Prindiville Street LLC

Attorney: Law Office of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District to B2-3 Neighborhood Mixed-Use District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new three-story residential townhouse building, with an attached garage, at the subject site. The existing two-story building, at the site, will be razed. The new proposed townhouse building will contain a total of six (6) dwelling units. Due to its close proximity to the CTA station, and pursuant to the Transit Oriented Development (TOD) Ordinance, there will be off-street parking, for four (4) vehicles, located in an attached garage. The new proposed building will be masonry in construction and measure 32 feet-0 inches in height.

NO. 19054 (1st WARD) ORDINANCE REFERRED (12-14-16)
DOCUMENT #O2016-8623

PASS AS SUBSTITUED
AMENDED TO REMOVE THE TYPE 1

Common Address: 1212 N Paulina

Applicant: 1212 N Paulina LLC

Owner: 1212 N Paulina LLC

Attorney: Michael Ezgur

Change Request: RS3 Residential Single-Unit (Detached House) District to RM-5 Multi Unit District

Purpose: The subject property includes 2,987 square feet of land, and is currently a vacant lot. The Applicant proposes to construct a new four-story building consisting of 4 residential dwelling units, four automobile parking spaces and no loading berth. The height of the building will be 44 feet 9 inches

NO. 19090-T1 (1st WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-140

AMENDED TO TYPE 1

Common Address: 1824 W Race Ave

Applicant: Lilliana and Jonathan Ortega

Owner: Lilliana and Jonathan Ortega

Attorney: Law Office of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The Applicants are seeking a zoning change in order to permit the construction of a new three-story single family residence, with detached two-car garage, at the subject site. The new proposed building will be frame construction, with metal paneling, and measure 38 feet-0 inches (or less") in height

NO. 19113-T1 (1st WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT #O2017-885

AMENDED TO A TYPE 1

Common Address: 1814 W Augusta Boulevard

Applicant: Development Group LLC Augusta

Owner: Development Group LLC Augusta

Attorney: Law Office of Samuel VP Banks

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new three-story (with basement) all residential building, at the subject site. The existing building will be razed. The new proposed building will contain a total of three (3) dwelling units and there will be onsite parking for three (3) vehicles, in a new detached garage, at the rear of the lot. The new building will be masonry in construction and measure 38 feet-2 inches in height

NO. 19121-T1 (1st WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT #O2017-897

Common Address: 1038-1040 N Ashland Ave

Applicant: Honore Properties LLC

Owner: See application for list of owners

Attorney: Tyler Manic of Schain, Banks, Kenny & Schwartz

Change Request: B1-2 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: After rezoning and renovations, the building will have a total of 18 dwelling units, 2,069 sq. ft. of ground floor retail space, and will be 37 feet tall. The property is a transit served location located 1,320 feet from the CTA Blue Line Division station and will have 0 automobile parking spaces. 18 bicycle parking spaces will be provided.

NO. 18975-T1 (2nd WARD) ORDINANCE REFERRED (10-5-16)
DOCUMENT #O2016-7298

TYPE 1 PLANS AMENDED

Common Address: 1665-67 N Milwaukee

Applicant: LG Development Group LLC

Owner: MRR 1665 N Milwaukee LLC

Attorney: Michael Ezgur

Change Request: B3-3 Community Shopping District to B3-5 Community Shopping District

Purpose: the applicant proposes to construct a new mixed use residential building consisting of approximately 2334 sq.ft. of ground floor commercial space, 32 residential efficiency units and three automobile parking spaces pursuant to the TOD ordinance, 45 bicycle parking spaces and no loading berth. The height of the building will be 60 feet 6 inches

NO. 19134 (3rd WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT #O2017-910

Common Address: 436-40 E 47th St

Applicant: Bronzeville Artist Lofts

Owner: Bronzeville Artist Lofts

Attorney: Patrick Turner

Change Request: B1-5 Neighborhood Shopping District to B3-5 Community Shopping District

Purpose: Three-story mixed use building. First Floor is 3,600 sq.ft. art gallery and 5,200 sq.ft. retail. Second and third floors have eight(8) residential units, Zero(-0-) parking spaces. Building height is 43.21 feet.

ND. 19118-T1 (12th WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT #O2017-894

Common Address: 1734 W 35th Street

Applicant: 1734 W 35th Street LLC

Owner: 1734 W 35th Street LLC

Attorney: Thomas Moore

Change Request: RS3 Residential Single-Unit (Detached House) District to B2-3 Neighborhood Mixed-Use District

Purpose: The applicant seeks to change the zoning to for a 2 story mixed use building with 1 existing residential dwelling unit and a proposed restaurant on the 1st floor, 2 existing residential dwelling units on the 2nd floor with a building height of 25 feet and will provide 3 exterior parking spaces.

ND. 18734 (16th WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #O2016-2622

PASS AS REVISED

Common Address: 6320-6352 S Green St and 832-848 W 64th Street

Applicant: Montclare Englewood Phase I, LLC an IL LLC

Owner: City of Chicago

Attorney: Steven Friedland

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-5.5 Multi Unit District and then to a Planned Development

Purpose: The property will be developed with will be developed with a new seven story, 102 dwelling unit elderly housing residential building with 66 parking spaces. The building will be approximately 71 feet in height.

ND. 19119 (21st WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT #O2017-895

Common Address: 9050 S Bishop Street

Applicant: Center Properties LLC 9050

Owner: Center Properties LLC 9050

Attorney: Thompson Coburn LLP

Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The proposed rezoning will allow the applicant to establish a third residential dwelling unit to be located in the basement of residential building on the subject property. Currently, the building on the subject property has 2 residential dwelling units, with space in the back of the structure for parking 3 vehicles. The existing residential building is approximately 35 feet tall

NO. 18984 (24th WARD) ORDINANCE REFERRED (10-5-16)
DOCUMENT #O2016-7308

PASS AS REVISED

Common Address: 1701-1849 S Washtenaw

Applicant: The Lagunitas Brewing Company

Owner: West Industrial Properties LLC

Attorney: Law Office of Samuel VP Banks

Change Request: PMD No. 7 Sub Area A to M2-3 Light Industry District and then to an Industrial Commercial Planned Development

Purpose: The Applicant is seeking to establish an Industrial-Commercial Planned Development in order to expand its zoning lot to 11.44 acres, expand its brewery operation with a new bottling line and cold storage facility, increase the height of the existing building, and also to establish new uses, including but not limited to an expansion of the restaurant and taproom (with no gross floor area limitation), an industrial private event venue, an indoor special events venue, and small and medium venues. The height of the building with the addition will be 75 ft. 8 inches. Onsite surface parking for 168 cars will remain

NO. 19114 (25th WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT #O2017-886

Common Address: 2400-12 S Western Ave; 2401-11 W 24th Street

Applicant: Western Bell Inc

Owner: 2400 Western LLC

Attorney: Rolando Acosta

Change Request: RS3 Residential Single-Unit (Detached House) District to B3-1 Community Shopping District

Purpose: One –story, approximately 25.0 feet in height, commercial building with approximately 2,053 square feet to be used for a restaurant with a drive-thru facility and twenty parking spaces.

NO. 19132-T1 (25th WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT #O2017-908

TYPE 1 PLANS AMENDED

Common Address: 2014-2122 S Clark St; 2017-2023 S Archer Ave

Applicant: MPI Contracting Inc

Owner: Archer Clark 166B, LLC

Attorney: Daley & Georges

Change Request: C2-3 Motor Vehicle Related Commercial District to DX-5 Downtown Mixed-Use District

Purpose: A new seven-story hotel building (approximately 73,533 s.f), including a combined internal parking lot with approximately 28 parking spaces. Approximately 78' high. No dwelling units. The existing one-story commercial building will remain.

NO. 19094 (26th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-144

Common Address: 2649-51 W Huron Street

Applicant: Iain and Elizabeth Johnston

Owner: Iain and Elizabeth Johnston

Attorney: Law Office of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District and RM-5 Multi Unit District to RM4.5 Residential Multi-Unit District

Purpose: The Applicants are seeking a zoning change in order to permit the legal subdivision of the subject property - into two separate and independent zoning lots. Once divided, the Applicants intend that the existing two-story single-family residence, with onsite parking for two vehicles - remain, unchanged. The existing residential building is masonry in construction and measures 20 feet- 0 inches (approx.) in height. The currently vacant portion of the site (new zoning lot) will subsequently be redeveloped with a new single-family residence or a new two (2) unit residential building, which will measure 45 feet-0 inches (or less) in height, and will have onsite parking for at least one (1) vehicle.

NO. 19120 (27th WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT #O2017-896

Common Address: 846-856 N Milwaukee Ave; 825-839 N Racine; and 817-823 N Racine

Applicant: Flat Iron Place Condominium Association

Owner: Flat Iron Place Condominium Association

Attorney: Tyler Manic of Schain, Banks, Kenny & Schwartz

Change Request: C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

Purpose: After rezoning, parcel #1 will have 10 dwelling units and parcel #2 will have one dwelling unit. There will be no commercial space in either parcel. The property is a transit served location, 5 off-site parking spaces will be provided for parcel #1. Parcel #2 will have 1 on-site parking space.

NO. 19122-T1 (27th WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT #O2017-898

TYPE 1 PLANS AMENDED

Common Address: 460 N May St.

Applicant: Paul Thomas Remmes

Owner: Paul Thomas Remmes

Attorney: Law Office of Samuel VP Banks

Change Request: M2-2 Light Industry District to B2-3 Neighborhood Mixed-Use District

Purpose: The applicant is seeking a zoning change in order to permit the construction of a new one-story detached garage, at the rear of the subject property, which will serve the existing three-story multi-unit residential building. The new proposed garage will provide off-street parking for two (2) vehicles. The existing multi-unit residential building, which measures approximately 40 feet-8 inches in height and is masonry in construction, to match the architectural character of the existing residential building, and will measure approximately 14 feet- 8 inches in height.

NO. 18992 (30th WARD) ORDINANCE REFERRED (10-5-16)
DOCUMENT #O2016-7316

Common Address: 3708 West Cornelia
Applicant: 3708 Cornelia Company
Owner: 3708 Cornelia Company
Attorney: Law Office of Mark Kupiec & Associates
Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District
Purpose: To Demolish the existing building and build a new 3 story, 6 dwelling unit residential building; 6 parking spaces; no commercial space; 3 story height 36'7"

NO. 19116 (31st WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT #O2017-892

Common Address: 3014-3054 N Tripp
Applicant: MIM Partners LLC
Owner: MIM Partners LLC
Attorney: Law Office of Samuel VP Banks
Change Request: M1-1 Limited Manufacturing/ Business Park District to M2-1 Light Industry District
Purpose: The applicant is proposing to locate and establish a heavy equipment rental and sales use at the subject property. The applicant will adapt and reuse the existing tall one-story warehouse building located at the subject property. Onsite surface parking for 37 cars will remain located on the south portion of the subject lot.

NO. 19127 (31st WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT #O2017-903

Common Address: 2738-2740 N Ridgeway
Applicant: Jacinto Millan
Owner: John Mitchell
Attorney: Law Office of Samuel VP Banks
Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: The Applicant is proposing to divide the single zoning lot into two (2) separate and distinct zoning lots. The existing three-story, three (3) unit residential building will remain on the newly created north zoning lot. The 35 foot height will remain unchanged. The existing garage at the rear of the newly created north zoning lot will be taken down and replaced with three (3) surface parking spaces. The newly created south zoning lot will be developed with a new single family home. The height of the proposed house will not exceed 38 feet. Two (2) onsite parking spaces will serve the new single family home and will be located at the rear of the newly created south zoning lot.

NO. 18508-T1 (32nd WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #O2015-6398

PASS AS SUBSTITUTED
AMENDED TO TYPE 1

Common Address: 1879-1885 N Milwaukee Ave
Applicant: LG Development Group LLC
Owner: Ronald Gard
Attorney: Michael Ezgur
Change Request: M1-1 Limited Manufacturing/ Business Park District to B3-3 Community Shopping District and then to a Residential Business Planned Development
Purpose: Development of a 4 story, 63 feet in height, mixed-use building, consisting of 31 residential dwelling units, 8 parking spaces, 5,345 square feet of retail space and one loading berth

NO. 19075-T1 (33rd WARD) ORDINANCE REFERRED (12-14-16)
DOCUMENT #O2016-8653

TYPE 1 PLANS AMEMDED

Common Address: 2813-17 W Belmont Ave and 2819-33 W Belmont Ave

Applicant: 2813 W Belmont LLC

Owner: 2813 W Belmont LLC

Attorney: Paul Kolpak

Change Request: B3-1 Community Shopping District to B3-3 Community Shopping District

Purpose: The applicant wishes to construct a 4-story building with 42 dwelling units and commercial space of 8,863 square feet on the first floor. There will be 42 residential parking spaces and 12 commercial parking spaces. The height of the building will be 46 feet 2 inches and a portion of the building will be 63 feet 1 inch tall.

NO. 19078-T1 (33rd WARD) ORDINANCE REFERRED (12-14-16)
DOCUMENT #O2016-8656

PASS AS REVISED

Common Address: 3053 N Rockwell

Applicant: Rockwell Properties

Owner: Rockwell Properties

Attorney: Thomas Murphy

Change Request: M2-3 Light Industry District to C3-3 Commercial, Manufacturing and Employment District

Purpose: 100,000 sq.ft. will allow artisanal food producers, distiller, brewery with tasting room, coffee roaster, in existing buildings, no change to height 39 feet 11 inches. There are 40 parking spaces. Buildings are 1 and 2 stories. There is no residential

NO. 19079-T1 (33rd WARD) ORDINANCE REFERRED (12-14-16)
DOCUMENT #O2016-8657

PASS AS REVISED

Common Address: 3017, 3027, 3031 N Rockwell Ave

Applicant: Rockwell Properties

Owner: Rockwell Properties

Attorney: Thomas Murphy

Change Request: M2-3 Light Industry District to C3-3 Commercial, Manufacturing and Employment District

Purpose: 3017 N. Rockwell has animal services 5500 square feet, 3027 has industrial packaging 11,000 square feet, 3031 has 7000 square feet for furniture repair. There is no parking. No dwelling units. Building is 28 feet high. There is no residential. There are 3 loading berths

NO. 19133 (36th WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT #O2017-909

Common Address: 2704 N Oak Park Ave

Applicant: Maria Soto

Owner: Maria Soto

Attorney: John Fritchey

Change Request: RS2 Residential Single-Unit (Detached House) to RS3 Residential Single-Unit (Detached House) District

Purpose: Rezoning is sought to allow for renovation of an existing 22'11 ½ "1.5 story single-family residence with two off-street parking spots to establish a 24'2"2-story single-family residence with two off-street parking spaces.

NO. 19111 (38th WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT #O2017-882

Common Address: 4015-25 N Narragansett Ave

Applicant: 4015 Narragansett, LLC

Owner: Rita Frese and Diane Ellen Gritton

Attorney: Law Office of Mark Kupiec & Associates

Change Request: B3-1 Community Shopping District to B2-2 Neighborhood Mixed-Use District

Purpose: To demolish the existing buildings and build a new 3 story, 15 dwelling unit residential building; 15 parking spaces; no commercial space; 3 story, height 34 feet and 1 3/6 inches.

NO. 19124 (40th WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT #O2017-900

Common Address: 1650 W Foster Ave

Applicant: Ebenezer Evangelical Lutheran Church

Owner: Ebenezer Evangelical Lutheran Church

Attorney: Rolando Acosta

Change Request: RS3 Residential Single-Unit (Detached House) District to B1-1 Neighborhood Shopping District

Purpose: Existing two story church will sixteen parking spaces to remain with no additions or exterior alterations. Existing interior space to be used for a Performing Arts Venue with a seating capacity not to exceed 149 persons.

NO. 19106 (42nd WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-156

PASS AS REVISED

Common Address: 110 N Wacker

Applicant: HH Wacker Acquisition Company LLC

Owner: HH Wacker Acquisition Company LLC

Attorney: John George

Change Request: DC-16 Downtown Core District to a Waterway Business Planned Development

Purpose: a S2 story 800 foot tall office building with retail on the ground floor and 150 on site parking spaces

NO. 19123-T1 (44th WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT #O2017-899

Common Address: 3535 N Ashland Ave

Applicant: Artis Senior Living of Lakeview LLC

Owner: Artis Senior Living of Lakeview LLC

Attorney: James Griffin, Schain Banks

Change Request: B2-3 Neighborhood Mixed-Use District to B2-3 Neighborhood Mixed-Use District

Purpose: Property was already rezoned for a Senior Assisted Living Facility as a Type 1. Due to ADA standards and the construction of the project the FAR needs to increase slightly. The senior assisted living facility will still contain 140 assisted living units and 34 parking spaces.

NO. 18697 (45th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1622

PASS AS REVISED

Common Address: 5161-5229 W Lawrence Ave

Applicant: Jefferson Park Residences LLC

Owner: Parkway Bank & Trust; The City of Chicago

Attorney: Ryan Sullivan

Change Request: B3-2 Community Shopping District to a Planned Development

Purpose: New 4-story mixed-use building with 39 residential units and 9,900 sq.ft. of ground floor retail. There will be 21 exterior parking spaces and 41 interior parking spaces. The height of the proposed building will be 49'-8"

NO. 19102 (45th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #02017-152

Common Address: 5351-5391 N Milwaukee Ave

Applicant: Marino Properties LLC

Owner: Marino Properties LLC

Attorney: Stephen Schuster

Change Request: B3-1 Community Shopping District to C2-1 Motor Vehicle Related Commercial District

Purpose: The sole member of Owner operates Uptown Motors, Inc. d/b/a Marino Chrysler Jeep Dodge automobile dealership (the "Operator"), and Owner and Operator desire to develop a new automobile sales and service facility along with outdoor on-site parking and inventory space for both new and pre-owned vehicles. The approximate number of parking spaces, square footage of commercial building space and height of the building are to be determined after and it the zoning change ordinance is approved. This is due the process by which automobile manufacturers direct their dealers on what to develop for each individual location. An automobile manufacturer typically does start the negotiation process or development process with a dealer until final zoning is in place. Development plans, parking spaces, building square footage and height will be in compliance with code

NO. 19117 (45th WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT #02017-893

Common Address: 3943 N Lowell Ave

Applicant: Emily Sinclair Weseman and Brian Thomas Stepp

Owner: Emily Sinclair Weseman and Brian Thomas Stepp

Attorney: Law Office of Samuel VP Banks

Change Request: RS2 Residential Single-Unit (Detached House) and B3-1 Community Shopping District to RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The applicants are seeking a zoning change in order to permit the renovation of the existing two-unit (non-conforming) residential building, at the subject property. Part of the renovations call for the build out of the existing third-floor attic (dormer), which will provide additional habitable space for the second floor dwelling unit. The dwelling unit, located on the first floor of the existing building, will remain unchanged-but/ for some minor interior improvements. The newly renovated building, with third-floor addition, will be masonry and vinyl siding in construction and measure 35 feet-0 inches in height. The zoning change is required in order to bring the existing (non-conforming) two-unit building, with third-floor addition, into compliance under the current Zoning ordinance.

NO. 18923 (46th WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT #Q2016-5600

PASS AS AMENDED AND REVISED
 TYPE 1 DESIGNATION REMOVED

Common Address: 4601-4617 North Broadway; 1056-1064 West Wilson; 4616-4626 North Winthrop

Applicant: Broadway & Wilson, LLC

Owner: Palm Realty Company

Attorney: Jerry Schain – Schain, Banks, Kenny & Schwartz, Ltd

Change Request: B3-2 Community Shopping District to B3-5 Community Shopping District then to Residential Business Planned Development

Purpose: The proposed development will comprise of 42 dwelling units and 155 efficiency units with 44 parking spaces (transit oriented development) and 173 bicycle spaces. The ground floor will include 11,550 sq. ft. of commercial space. The height of the proposed development will be 102 feet.

LARGE SIGNS OVER 100 FEET IN AREA, 24 FEET ABOVE GRADE

<u>DOC#</u>	<u>WARD</u>	<u>LOCATION</u>	<u>APPLICANT</u>
<u>Or2017-61</u>	<u>2</u>	<u>220 E Chicago Ave</u>	<u>Museum of Contemporary Art</u>
<u>Or2017-60</u>	<u>8</u>	<u>1425 E 71st St</u>	<u>Dollar Express</u>
<u>OR2017-74</u>	<u>11</u>	<u>2425 S Wallace</u>	<u>Jian Ming Chen</u>
<u>TBD</u>	<u>18</u>	<u>7563 S Cicero Ave</u>	<u>Mattress Firm</u>
<u>TBD</u>	<u>18</u>	<u>7563 S Cicero Ave</u>	<u>Mattress Firm</u>
<u>OR2017-80</u>	<u>27</u>	<u>806 N Peoria St</u>	<u>South Water Signs</u>
<u>OR2017-79</u>	<u>27</u>	<u>806 N Peoria St</u>	<u>South Water Signs</u>
<u>OR2017-78</u>	<u>27</u>	<u>806 N Peoria St</u>	<u>South Water Signs</u>
<u>Or2017-73</u>	<u>27</u>	<u>875 W Division</u>	<u>Bright Light Sign Co.</u>
<u>Or2017-72</u>	<u>27</u>	<u>1801 W Jackson</u>	<u>Blackhawk Community Ice Ring</u>
<u>Or2017-71</u>	<u>27</u>	<u>1801 W Jackson</u>	<u>Blackhawk Community Ice Ring</u>
<u>TBD</u>	<u>31</u>	<u>4027 W Diversey Ave</u>	<u>The Fields Retail LLC</u>
<u>Or2017-70</u>	<u>42</u>	<u>112 S State St.</u>	<u>Champs Sports</u>
<u>Or2017-69</u>	<u>42</u>	<u>10 E Ontario</u>	<u>M&J Wilkow, LTO</u>
<u>Or2017-68</u>	<u>42</u>	<u>228 E Ontario</u>	<u>Hotel EMC2</u>
<u>Or2017-67</u>	<u>42</u>	<u>228 E Ontario</u>	<u>Hotel EMC2</u>
<u>Or2017-63</u>	<u>43</u>	<u>1214 W Webster Ave</u>	<u>Berkshire/Hathaway/ Koenig Rubloff</u>
<u>Or2017-66</u>	<u>45</u>	<u>5255 N Milwaukee Ave</u>	<u>Dollar Express</u>
<u>Or2017-65</u>	<u>45</u>	<u>4828 W Irving Park Rd</u>	<u>Dollar Express</u>
<u>Or2017-64</u>	<u>45</u>	<u>4828 W Irving Park Rd</u>	<u>Dollar Express</u>
<u>Or2017-76</u>	<u>47</u>	<u>3621-3649 N Western</u>	<u>Olympic Signs Inc</u>

DEMOLITIONS

NO. OR2017-46 (1st WARD) ORDER REFERRED 2-22-17

Demolition of historical landmark building at 855 N Wolcott

NO. OR2017-45 (2nd WARD) ORDER REFERRED 2-22-17

Demolition of historical landmark building at 1638 N Sedgewick St.

NO. OR2017-47 (43RD WARD) ORDER REFERRED 2-22-17

Demolition of historical landmark building at 2125 N Cleveland Ave